

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re:)	Chapter 11 Case No. 20-10334-TPA
)	RELATED TO DOCUMENT NO. 294
JOSEPH MARTIN THOMAS,)	
Debtor.)	

In re:)	Chapter 11 Case No. 21-10118-TPA
)	RELATED TO DOCUMENT NO. 28
2374 VILLAGE COMMON DRIVE, LLC,)	
Debtor.)	

JOSEPH MARTIN THOMAS, and 2374 VILLAGE COMMON DRIVE, LLC,)	
Movants,)	DATE AND TIME OF HEARING:
)	April 28, 2021 @ 11:00 a.m.
vs.)	
)	
WELLS FARGO BANK, NATIONAL)	RESPONSE DEADLINE:
ASSOCIATION; UNITED STATES OF AMERICA,)	April 21, 2021
SMALL BUSINESS ADMINISTRATION; ERIE)	
COUNTY TAX CLAIM BUREAU; MILLCREEK)	
TOWNSHIP TAX COLLECTOR; UNITED)	
STATES OF AMERICA, INTERNAL REVENUE)	
SERVICE; COMMONWEALTH OF)	
PENNSYLVANIA, DEPARTMENT OF)	
REVENUE; TIAA COMMERCIAL FINANCE,)	
INC.; NORTHWEST SAVINGS BANK, NOW)	
KNOWN AS NORTHWEST BANK; CORE ERIE)	
MOB, L.P.; and JOSEPH C. KRAMER,)	
Respondents.)	
)	
)	
)	

PROOF OF PUBLICATION

Please find attached the Proof of Publication received from *The Buffalo News*.

Respectfully submitted,

THE QUINN LAW FIRM

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THE BUFFALO NEWS

-Affidavit-

Maureen Elardo of the City of Buffalo, New York, being duly sworn, deposes and says that he/she is Principal Clerk of THE BUFFALO NEWS INC., Publisher of THE BUFFALO NEWS, a daily newspaper, or The Sun, a weekly newspaper, or the Pennysaver, a weekly shopper published in Buffalo NY. A notice was inserted and published therein 1 times, the first insertion being on **04/05/2021** and the last insertion being on **04/05/2021**



Dates Ad Ran:

Buffalo News (P1) 04/05/21

Sworn to before me this 5th day of, April 2021


Notary Public, Erie County, New York

DEBRA M. PALKOWSKI
Notary Public - State of New York
No. 01PB4955893
Qualified in Erie County
My Commission Expires Sept. 5, 2021

THE BUFFALO NEWS

-Receipt-

Date:	04/05/21
Account #:	605650
Company Name:	Quinn Law Firm
Contact:	Melissa Boni
Address:	2222 West Grandview Boulevard Erie, PA 16506
Telephone:	(814) 833-2222
Fax:	

Ad ID:	1622762
Run Dates:	04/05/21 to 04/05/21
OC_Flag3:	N
# of Inserts:	1
Columns wide:	1
Total # of Lines:	60
Total Cost:	\$494.00
Ad Class:	764
Account Rep:	Maureen Elardo
Phone #	(716) 856-5555
Email:	melardo@buffnews.com

Payments:

Method	Card Type	Name on Card	Last 4 Digits	Expire Date	Check Number	Amount Paid
CC	VISA		1642			\$494.00

Gross: \$494.00

Paid Amount: - \$494.00

Amount Due: \$0.00

Your ad

BANKRUPTCY SALE NOTICE

United States Bankruptcy
Court, Western District of
Pennsylvania

In Re: 2374 VILLAGE
COMMON DRIVE LLC
CASE NO. 21-10118 TPA
Asset to be Sold: State of
the art medical building
located at 2374 Village
Common Drive, Erie,
Pennsylvania, Tax Index
No. 33-123-418.0-034.00

In Re: JOSEPH MARTIN
THOMAS
CASE NO. 20-10334 TPA
Asset to be Sold: Adja-
cent Vacant Land, Lot 15,
(2388) Village Common
Drive, Erie, Pennsylvania,
Tax Index No. 33-123-
418.0-034.01

Date of Sale: April 28,
2021 at 11:00 a.m. to be
held via the Zoom Video
Conferencing Application.
See Bid Procedures for
more details.
Objections to Sale Due By:
April 21, 2021
Initial Offer:
\$3,150,000.00

*Higher and better offers
will be considered at the
hearing from Qualified
Bidders. See Bid Proce-
dures for requirements.*

Contact Person:
Michael P. Kruszewski,
Esquire

The Quinn Law Firm
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Erie, PA 16506
(814)833-2222
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com

*Further information re-
garding this sale may
be found on the Court's
EASI Website: [http://
www.pawb.uscourts.gov/
easi.htm](http://www.pawb.uscourts.gov/easi.htm).*